

Edward Devotion School * DRAFT *
Brookline, MA

19-Sep-14

PSR ESTIMATE

OPTION NO. 1 - ADDITION AND RENOVATION

	GSF		GSF	PER SF	TOTAL
NEW CONSTRUCTION	154,527	GSF	\$288.15		\$44,526,529
PARKING GARAGE	18,649	GSF	\$94.83		\$1,768,462
RENOVATION	17,965	GSF	\$322.27		\$5,789,566
BUILDING DEMOLITION	123,266	GSF	\$7.50		\$924,495
GARAGE DEMOLITION	23,906	GSF	\$7.00		\$167,342
SITWORK					\$4,216,721
TEMPORARY TRAILORS (18 MODLARS CLASSROOMS)					NIC
HAZARDOUS WASTE REMOVAL - (excludes testing and monitoring)					\$1,378,000
TOTAL DIRECT COST					\$58,771,115
CM AT RISK:					
GENERAL CONDITIONS	36	MOS	\$125,000		\$4,500,000
GENERAL REQUIREMENTS		3%			\$1,898,133
PHASING PREMIUM		3%			\$1,955,077
BUILDING PERMIT		0%			\$0
P&P BOND & INSURANCE		2%			\$1,303,385
FEE		2.5%			\$1,710,693
DESIGN CONTINGENCY		12%			\$8,416,608
ESCALATION (Fall 2016)		8%			\$6,284,401
*escalation carried at 4%/per year					
TOTAL CONSTRUCTION COST					\$84,839,413
COST PER SF					\$489.90

* DOES NOT
INCLUDE
"SOFT" COSTS

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OPTION NO. 2 - ADDITION AND RENOVATION

	GSF		COST PER SF	TOTAL
NEW CONSTRUCTION	147,080	GSF	\$258.92	\$38,082,630
PARKING GARAGE	26,418	GSF	\$124.31	\$3,284,102
RENOVATION	17,965	GSF	\$411.39	\$7,390,678
BUILDING DEMOLITION	123,266	GSF	\$7.50	\$924,495
GARAGE DEMOLITION	23,906	GSF	\$7.00	\$167,342
SITework				\$5,628,026
TEMPORARY TRAILORS (18 MODLARS CLASSROOMS)				NIC
HAZARDOUS WASTE REMOVAL - (excludes testing and monitoring)				\$1,378,000
TOTAL DIRECT COST				\$56,855,273
CM AT RISK:				
GENERAL CONDITIONS	36	MOS	\$125,000	\$4,500,000
GENERAL REQUIREMENTS		3%		\$1,840,658
PHASING PREMIUM		3%		\$1,895,878
BUILDING PERMIT		0%		\$0
P&P BOND & INSURANCE		2%		\$1,263,919
FEE		2.5%		\$1,658,893
DESIGN CONTINGENCY		12%		\$8,161,755
ESCALATION (Fall 2016)		8%		\$6,094,110
*escalation carried at 4%/per year				
TOTAL CONSTRUCTION COST				\$82,270,486 *
COST PER SF				\$495.32

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OPTION NO. 3 - NEW BUILDING

	GSF		COST PER SF	TOTAL
NEW CONSTRUCTION	166,095	GSF	\$249.49	\$41,438,660
PARKING GARAGE	26,994	GSF	\$116.93	\$3,156,418
RENOVATION - EXTERIOR R	45,153	GSF	\$15.00	\$677,295
BUILDING DEMOLITION	72,172	GSF	\$7.50	\$541,290
GARAGE DEMOLITION	23,906	GSF	\$7.00	\$167,342
SITWORK				\$4,797,774
TEMPORARY TRAILORS (18 MODLARS CLASSROOMS)				NIC
HAZARDOUS WASTE REMOVAL - (excludes testing and monitoring)				\$1,378,000

TOTAL DIRECT COST				\$52,156,779
CM AT RISK:				
GENERAL CONDITIONS	33	MOS	\$125,000	\$4,125,000
GENERAL REQUIREMENTS		3%		\$1,688,453
PHASING PREMIUM		1.5%		\$869,553
BUILDING PERMIT		1%		\$579,702
P&P BOND & INSURANCE		2%		\$1,159,405
FEE		2.5%		\$1,514,472
DESIGN CONTINGENCY		12%		\$7,451,204
ESCALATION (Fall 2016)		8%		\$5,563,566
*escalation carried at 4%/per year				-----
TOTAL CONSTRUCTION COST				\$75,108,134
COST PER SF				\$452.20

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OPTION NO. 0 - RENOVATION

	GSF		COST PER SF	TOTAL
PARKING GARAGE	23,906	GSF	\$20.00	\$478,120
RENOVATION	141,231	GSF	\$191.40	\$27,032,234
SITWORK	ALLOWANCE			\$2,400,000
TEMPORARY TRAILORS (18 MODLARS CLASSROOMS)	NIC			
HAZARDOUS WASTE REMOVAL - (excludes testing and monitoring)				\$1,378,000
TOTAL DIRECT COST				\$31,288,354
CM AT RISK:				
GENERAL CONDITIONS	36	MOS	\$105,000	\$3,780,000
GENERAL REQUIREMENTS		3%		\$1,052,051
PHASING PREMIUM		3%		\$1,083,612
BUILDING PERMIT		1%		\$361,204
P&P BOND & INSURANCE		2%		\$722,408
FEE		2.5%		\$957,191
DESIGN CONTINGENCY		12%		\$4,709,378
ESCALATION (Fall 2016)		8%		\$3,516,336
*escalation carried at 4%/per year				
TOTAL CONSTRUCTION COST				\$47,470,534
COST PER SF				\$336.12

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